094.0	0002	0027.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	599,700 / 599,700
					USE VALUE:	599,700 / 599,700
					ASSESSED:	599,700 / 599,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		AERIAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JARAMILLO MARISABEL &	
Owner 2:	IMRIE ANDREW	
Owner 3:		
Street 1:	3 AERIAL STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	PLOTT MICHELE -
Owner 2:	-
Street 1:	3 AERIAL STREET
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,125 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1403 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3125.000	239,600	500	359,600	599,700
Total Card	0.072	239,600	500	359,600	599,700
Total Parcel	0.072	239,600	500	359,600	599,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.44 | /Parcel: 427.4

Legal Description

User Acct 61471

GIS Ref

GIS Ref

Insp Date 09/27/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 094.0-0002-0027.0

!7720!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	239,600	500	3,125.	359,600	599,700	599,700	Year End Roll	12/18/2019
2019	101	FV	197,000	500	3,125.	364,800	562,300	562,300	Year End Roll	1/3/2019
2018	101	FV	197,000	500	3,125.	272,300	469,800	469,800	Year End Roll	12/20/2017
2017	101	FV	197,000	500	3,125.	246,600	444,100	444,100	Year End Roll	1/3/2017
2016	101	FV	197,000	500	3,125.	236,300	433,800	433,800	Year End	1/4/2016
2015	101	FV	192,000	500	3,125.	200,400	392,900	392,900	Year End Roll	12/11/2014
2014	101	FV	192,000	500	3,125.	190,100	382,600	382,600	Year End Roll	12/16/2013
2013	101	FV	192,000	500	3,125.	180,800	373,300	373,300		12/13/2012

PRINT

Date	Time
12/10/20	22:19:56

LAST REV

Date	Time
12/21/18	09:42:35

danam

7720

USER DEFINED

Prior Id # 1:	61471
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PLOTT MICHELE,	57881-374		11/16/2011		400,000	No	No		
PLOTT MICHELE	54036-76		12/22/2009	Family	1	No	No		
GRADY MARY	29050-447		9/1/1998		237,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2018	1509	New Wind	12,700	C				
11/28/2016	1465	New Wind	5,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	BS	Barbara S
6/27/2012	External Ins	BR	B Rossignol
2/16/2012	MLS	EMK	Ellen K
1/5/2009	Meas/Inspect	336	PATRIOT
4/29/2000	Inspected	243	PATRIOT
2/2/2000	Mailer Sent		
2/2/2000	Measured	197	PATRIOT
8/4/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3125		Sq. Ft.	Site		0	70.	1.64	5									359,625						359,600	

Total AC/HA: 0.07174 | Total SF/SM: 3125 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 359,625 | Spl Credit | Total: 359,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347182
Depreciation:	107626
Depreciated Total:	239556

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 2 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

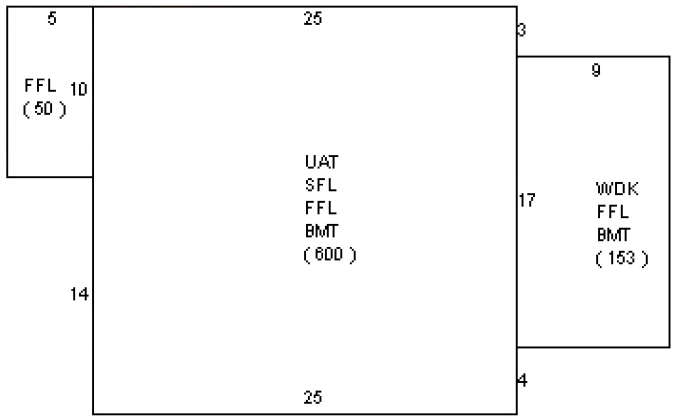
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	97.44
Final Total:	239600	Val/Su SzAd	170.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	803	165.380	132,796
BMT	Basement	753	49.610	37,358
SFL	Second Floor	600	165.380	99,225
WDK	Deck	153	12.290	1,880
UAT	Upper Attic	150	66.150	9,923

Net Sketched Area: 2,459 | Total: 281,182

Size Ad 1403 | Gross Are 2909 | FinArea 1403

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 094.0-0002-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X32	A	FR	1960	3.71	T	51	101			500			500

More: N | Total Yard Items: 500 | Total Special Featues: | Total: 500